

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	95.95 %	93.17 %	11	96.45 %	41	42	
% of Funds Disbursed	87.38 %	84.99 %	12	87.93 %	37	38	
Leveraging Ratio for Rental Activities	4.23	3.19	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.92 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.32 %	68.80 %	5	70.15 %	67	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.05 %	87.48 %	10	80.67 %	42	45	
% of 0-30% AMI Renters to All Renters***	52.75 %	52.41 %	10	45.30 %	62	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.60 %	97.50 %	15	95.32 %	32	31	
Overall Ranking:			In State:	4 / 20	Nationally:	80 82	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,534	\$26,390		\$26,635	273 Units	16.10 %	
Homebuyer Unit	\$18,813	\$17,384		\$14,938	35 Units	2.10 %	
Homeowner-Rehab Unit	\$24,144	\$22,621		\$20,675	54 Units	3.20 %	
TBRA Unit	\$2,110	\$5,889		\$3,216	1,329 Units	78.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,482	\$67,177	\$24,623
State:*	\$78,977	\$73,606	\$19,368
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.5	48.6	40.7	39.6	Single/Non-Elderly:	48.1	31.4	25.9	20.8
Black/African American:	44.3	45.7	53.7	57.2	Elderly:	2.3	0.0	24.1	1.1
Asian:	0.4	0.0	1.9	0.0	Related/Single Parent:	31.7	51.4	33.3	60.8
American Indian/Alaska Native:	0.0	0.0	0.0	0.4	Related/Two Parent:	8.8	11.4	14.8	12.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.6	5.7	1.9	4.9
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.1	2.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	0.0	0.0	2.8					
Asian/Pacific Islander:	0.4	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	1.9	2.9	3.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.1	28.6	27.8	21.2	Section 8:	13.4	0.0 [#]		
2 Persons:	26.0	31.4	13.0	20.8	HOME TBRA:	2.7			
3 Persons:	16.4	14.3	27.8	21.6	Other:	16.4			
4 Persons:	9.5	11.4	9.3	19.1	No Assistance:	67.6			
5 Persons:	3.1	8.6	11.1	8.8					
6 Persons:	1.1	5.7	7.4	6.0					
7 Persons:	0.8	0.0	3.7	0.4					
8 or more Persons:	0.0	0.0	0.0	2.1					
					# of Section 504 Compliant Units / Completed Units Since 2001				11

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo State: MI Group Rank: 80
 (Percentile)
 State Rank: 4 / 20 PJs Overall Rank: 82
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	83.32	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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